

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSEANN FLYNN PRESIDING  
APRIL 7, 2016  
9:00 A.M.**

**Staff Present:**

Mary Allman, Secretary, Special Magistrate  
Peggy Burks, Clerk III  
Porshia Goldwire, Clerk, Special Magistrate  
AnnMarie Lopez, Clerk III  
Yvette Cross-Spencer, Clerk III  
Diana Cahill, Administrative Aide  
Will Snyder, Clerk III  
Administrative Aide  
Dorian Koloian, Clerk III  
Rhonda Hasan, Assistant City Attorney  
Jose Abin, Building Inspector  
Frank Arrigoni, Building Inspector  
Leonard Champagne, Senior Code Compliance Officer  
Alejandro DelRio, Building Inspector  
Dick Eaton, Code compliance Supervisor  
Jessica Epley, Code compliance Officer  
Adam Feldman, Senior Code Compliance Officer  
Donald Goulding, Landscape Inspector  
Lois Turowski, Code Compliance Officer  
Katrina Jordan, Service Clerk  
Jorge Martinez, Code Compliance Officer  
John Earle, Code Compliance Officer  
K. Paulette Perryman, Code Compliance Officer  
Andre Cross, Building Department  
Jeremy Erle, Department of Sustainable Development  
Linda Holloway, Code Enforcement Officer  
Shelly Hullett, Code Compliance Officer  
Robert Kisarewich, Fire Inspector  
Robert Masula, Building Inspector  
George Oliva, Chief Building Inspector  
Wilson Quintero, Code Enforcement Officer  
Sharon Ragoonan, Code Compliance Manager  
Mary Rich, Code Compliance Officer

**Respondents and witnesses**

CT15021066: Jeremy Moening, tenant

CE15051156; CE15051157; CE15051160; CE15051163: Courtney Crush, attorney  
CE15111640: Evan Taber, owner; Abraham Narkes, property manager  
CT16012065: Nectaria Chakas, attorney; Steven Arcamonte, owner; Guy Reese  
contactor  
CE15090069: Brian Wener, representative  
CE15030313: Brady Cobb, attorney  
CE15121319: Luis Gonzalez, owner  
CE15060489: Michael Dimarco, chief engineer; Scott Hagen, general manager  
CE14100288: Albert Radulic, owner; William Trich, attorney  
CE15120234: Jerome Clair, owner  
CE15082378: Hope Calhoun, attorney  
CE15060403: Nectaria Chakas attorney; Yasim Kahn, consultant  
CE15071143: Christian Jurvic, manager  
CE15080358: Jay Adams, owner  
CE16030780: Debora Kolb, neighbor; Kelly Kolb, neighbor; Nicole Fernandez, owner's  
representative  
CE15110021: Hanns Steuerwald, owner  
CE15090841: Julie Hynds, manager  
CE15060011: Nathan Colson, owner  
CE15102137: George Fisher, tenant  
CE15090153: Stephanie Toothaker, attorney  
CE16010833: Ryan Fletcher, attorney; Natalia Castro, manager  
CE15111423: Nancy Adams, director; Casandra Meo, manager; Marianne Dougherty,  
vice president  
CE15102244: John Manette, general partner  
CE15101634: Paul Ferraro, owner  
CE15061185: Joseph Pomerico, owner  
CE15111719: Peter Simon, owner  
CE15081533: Deborah Schena, owner's representative  
CE15102519: Christopher Harne, attorney; Jason Warrick, Douglas Company project  
manager, Harold Downing, neighbor; Larry Pearlberg, neighbor  
CE15121845: Christopher Taylor, corporate  
CE15090641: Gavin Banta, attorney  
CE15120854: Theresa Martin, owner  
CE15082025: Dwayne Dickerson, attorney; Mark Kushner, attorney  
CE15111717: Milagres Marin, manager  
CE16011540: Antonio Barone, owner; Betty Shelley, president of association; Toby  
Manke, neighbor; Terrance Manke, neighbor; Barbara Van Voost, neighbor  
CE00030829: DeLoris Alabi, owner  
CE13081370: Sanjeen Sanghera, owner's representative  
CE14072024: Julie Hynds, representative  
CE14080239: Yoav Moshe Benjo, owner  
CE11060550; CE10121505: Robert Scheran, attorney; Scott Efron, owner  
CE08051153; CE06070798: Francis Rosario, owner  
CE13100170; CE13120289; CE14020314: Facundo Rivero, owner

CE13081881; CE14110552; CE14110665; CE07080394; CE14041901: Jaime Sturgis, owner; Walter Morgan, attorney  
CE13101488: Vilma Taylor, owner; Edni Gomez, owner's friend  
CE15110522: Matthew Goodfer, attorney

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:10 A.M.

**Case: CE15102519**

3001 E OAKLAND PARK BLVD  
CHHGD FORT LAUDERDALE REALTY LLC

This case was rescheduled from 3/3/16.

Robert Masula, Building Inspector, testified to the following violations:  
24-11(c)

THIS CONSTRUCTION SITE DOES NOT HAVE THE PROPER SAFETY MEASURES AND/OR SAFETY PRECAUTIONS IN PLACE, TO PROTECT CONSTRUCTION RELATED DEBRIS FROM FALLING OR LANDING ON THE ADJOINING PROPERTY, DIRECTLY TO THE NORTH OF THIS JOBSITE. BASED ON MY SITE VISIT ON FRIDAY OCTOBER 30TH, 2015 THE UNSAFE JOBSITE SAFETY CONDITION POSES AN IMMINENT DANGER TO THE ADJOINING PROPERTY AT THIS TIME.

FBC(2014) 3307.1

THIS CONSTRUCTION SITE DOES NOT HAVE THE PROPER SAFETY MEASURES AND/ OR SAFETY PRECAUTIONS IN PLACE TO PROTECT CONSTRUCTION RELATED DEBRIS FROM FALLING OR LANDING ON THE ADJOINING PROPERTY DIRECTLY TO THE NORTH OF THIS JOBSITE. BASED ON MY SITE VISIT ON FRIDAY OCTOBER 30TH, 2015 THE UNSAFE JOBSITE SAFETY CONDITION POSES AN IMMINENT DANGER TO THE ADJOINING PROPERTY AT THIS TIME.

Inspector Masula presented photos of the property and the case file into evidence.

The manager of the property to the north displayed samples of debris that had fallen on their property. He requested protection to prevent this from continuing.

Harold Downing, neighbor, said debris had fallen on his car and damaged it. He stated CHHGD was aware of the problem but had not acted to stop it. He was concerned that

there would be stucco work and painting done soon that would further damage neighboring cars. He was also worried about water pouring off the roof when it rained.

Larry Pearlberg, neighbor, held up pieces of debris he had discovered on his property's walkway and said he was concerned someone would be injured or killed.

Christopher Harne, attorney, said they were aware of two incidents and had immediately installed protective measures such as netting on the top of the building. He said the City had approved of these corrective measures. Since then, the City had not advised the Douglas Company of any additional problems.

Jason Warrick, Douglas Company project manager, described measures they had taken to address complaints. They had received another complaint in February and had stated having inspectors visit the property every day. Mr. Harne presented photos and copies of the log notes listing these inspections. He stated the Douglas Company believed they were in compliance.

Inspector Masula and recommended ordering compliance within 10 days or a fine of \$200 per day, per violation.

Mr. Harne requested Ms. Tell find in favor of the respondent, and reminded her that the Douglas Company had not been notified of any new violations since they had brought the property into compliance. The neighboring property manager presented photos of debris from their property.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$150 per day, per violation would begin to accrue.

**Case: CE16011540**

5921 NE 21 LA

BARONE, ANTONIO H/E ANTONIO BARONE REV LIV TR

Service was via posting on the property on 3/11/16 and at City Hall on 3/24/16.

Adam Feldman, Senior Code compliance Officer, testified to the following violation:

15-272.(a) Douglas Company project manager

THE PROPERTY AT THIS LOCATION IS BEING UTILIZED AS  
A VACATION RENTAL. THE PROPERTY IS NOT REGISTERED  
WITH THE CITY OF FORT LAUDERDALE, AS REQUIRED.  
THERE IS NO CERTIFICATE OF COMPLIANCE.

Officer Feldman said the owner was in the process of complying.

Antonio Barone, owner, said he was not aware he needed the license.

Ms. Hasan requested allowing 14 days to be sure the owner started the process. Officer Feldman confirmed the owner had not submitted the documentation yet.

Toby Manke, neighbor, said the property had been occupied almost continuously since December. She stated the property was a noise nuisance as well. She asked Ms. Flynn to fine the owner to make it no longer practical for him to rent the property out.

Ms. Goldwire described the application process and said she felt it could be completed within 14 days, provided the owner had all of the certifications from the State.

Ms. Tell accepted the neighbors' complaint letters into evidence.

Officer Feldman recommended ordering compliance within 42 days or a fine of \$500 per day.

Mr. Barone said the State website indicated it would take 30 days to get the certificate. Ms. Hasan said the City had requested a high fine to make it punitive enough to encourage compliance.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$300 per day.

**Case: CE15090641**

Request for extension

3038 N FEDERAL HWY # M  
ROSELLI HOLDINGS VII LLC

This case was first heard on 2/4/16 to comply by 3/17/16. Violations were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,000.

Gavin Banta, attorney, said this related to an expired 2002 permit. His client had contacted the prior contractor but he had not responded so his client was in the process of having plans drawn up to submit. He requested 42 days.

Frank Arrigoni, Building Inspector, agreed to the 42-day extension request.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

**Case: CE15082025**

3680 SW 16 ST  
RHA 2 LLC

This case was first heard on 12/3/15 to comply by 2/11/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,750 fine, which would continue to accrue until the property was in compliance.

Jessica Epley, Code Compliance Officer, said one violation remained. She recommended a 14-day extension.

Dwayne Dickerson, attorney, agreed to the 14-day extension.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue.

The following four cases for the same attorney were heard together:

**Case: CE15051156**

219 S FTL BEACH BLVD  
EL-AD FL BEACH CR LLC

This case was first heard on 6/18/15 to comply by 6/19/15. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$39,800 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Compliance Officer, confirmed all properties were in compliance. He recommended reducing the fines to cover administrative costs of \$1,335 for each case.

Courtney Crush, attorney, agreed to the fine reduction.

Ms. Flynn imposed a \$1,335 fine for the time the property was out of compliance.

**Case: CE15051157**

225 S FTL BEACH BLVD  
L & A BEACH HOLDINGS LLC

This case was first heard on 6/18/15 to comply by 6/19/15. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$39,800 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed a \$1,335 fine for the time the property was out of compliance.

**Case: CE15051160**

229 S FTL BEACH BLVD  
EL-AD FL BEACH CR LLC

This case was first heard on 6/18/15 to comply by 6/19/15. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was

requesting imposition of a \$39,800 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed a \$1,335 fine for the time the property was out of compliance.

**Case: CE15051163**

239 S FTL BEACH BLVD  
237 S FT LAUDERDALE BEACH LLC

This case was first heard on 6/18/15 to comply by 6/19/15. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$39,800 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed a \$1,335 fine for the time the property was out of compliance.

**Case: CT16012065**

500 E LAS OLAS BLVD  
LOYCA PROPERTY OWNER LLC

Service was via posting on the property on 3/18/16 and at City Hall on 3/24/16.

Linda Holloway, Code Compliance Officer, testified to the following violation:  
17-7.4.b.

THERE IS CONSTRUCTION WORK GENERATING NOISE BEFORE  
THE PERMITTED HOURS.

Officer Holloway presented a video of work being conducted on the property prior to 8 AM. She recommended ordering compliance within 10 days or a fine of \$500 per day.

Nectaria Chakas, attorney, said she had filed a request to continue the case the previous day. She stated her client had paid the citation. She believed the contractor did not understand what work could be conducted prior to 8 AM; she thought that only deliveries were being accepted before 8 AM. Ms. Chakas requested a continuance to address the problem. Officer Holloway said work was being conducted prior to 8 AM, not just deliveries, and the City had received numerous complaints.

Ms. Hasan opposed any continuance, stating compliance was very easy: stop work prior to 8 AM.

Ms. Flynn denied the request for a continuance, found in favor of the City and ordered compliance within 10 days or a fine of \$300 per day would begin to accrue.

**Case: CE16010833**

1905 NW 16 CT  
HSBC BANK USA NA TRUSTEE

Service was via posting on the property on 3/17/16 and at City Hall on 3/24/16.

Wilson Quintero, Code Compliance Officer, testified to the following violations:

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOWS COVERED WITH WOOD BOARDS, DOORS HOLD IN PLACE BY WOOD.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

9-308(a)

THERE IS A TARP COVERING THE MAJORITY OF THE ROOF SURFACE ON THE STRUCTURE AT THIS LOCATION, INDICATION THAT THE ROOF IS IN DISREPAIR, NOT WEATHER AND/OR WATER PROOF.

9-308(b)

THERE IS A TARP COVERING THE MAJORITY OF THE ROOF SURFACE ON THE STRUCTURE AT THIS LOCATION.

9-280(h)(1)

THE FENCES AT THIS PROPERTY IS IN DISREPAIR, INCLUDING BUT NOT LIMITED TO REAR WOOD FALLING FENCE AND CHAIN LINK FENCE WITHOUT MESH POLES STANDING.

9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES IN DISREPAIR AND EXPOSED ON THIS STRUCTURE, INCLUDING BUT NOT LIMITED TO ELECTRICAL METER BOX, DOOR WALL ENTRANCE FIXTURE, ALLOWING FOR EXPOSURE TO THE ELEMENTS, AND CREATING A FIRE, HEALTH AND SAFETY HAZARD TO THE COMMUNITY.

Complied:

18-12(a)

Officer Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Ryan Fletcher, attorney, stated the property was unoccupied and requested a 63-day extension.



Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation would begin to accrue.

**Case: CE14100288**

630 NW 7 TER

MARATHON PARTNERSHIP INC.

This case was first heard on 4/16/15 to comply by 6/4/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$9,350 and the City was requesting the full fine be imposed.

Alejandro DelRio, Building Inspector, confirmed the property was in compliance.

William Trich, attorney, requested the fines be reduced by half. He said the work had never been done and the permit had been voided.

Ms. Flynn imposed a fine of \$7,500 for the days the property was out of compliance.

**Case: CE15082378**

Request for extension

700 NW 21 TER

FPT FORT LAUDERDALE LLC

This case was first heard on 1/21/16 to comply by 4/7/16. Violations were as noted in the agenda. The property was not in compliance.

Hope Calhoun attorney, requested an extension and explained a survey was needed. She requested 71 days.

Andre Cross, Code Compliance Officer, said he did not object to an extension for the owner to secure bids. He recommended 77 days.

Ms. Flynn granted a 77-day extension, during which time no fines would accrue.

**Case: CE15090153**

1725 SE 12 ST

LAUDERDALE YACHT CLUB

This case was first heard on 11/19/15 to comply by 12/3/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$4,850, which would continue to accrue until the property was in compliance.

Frank Arrigoni, Building Inspector, confirmed the property was in compliance and recommended reducing the fines to cover administrative costs of \$520.

Stephanie Toothaker, attorney, agreed to the fine reduction.

Ms. Flynn imposed a fine of \$520 for the days the property was out of compliance.

**Case: CE15030313**

513 NE 4 ST  
515 INC.

This case was first heard on 6/18/15 to comply by 9/17/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,400 and the City was requesting the full fine be imposed.

Shelly Hullett, Code Compliance Officer, confirmed the property was in compliance and requested the full fine be imposed.

Brady Cobb, attorney, stated the property was going to be developed. He acknowledged there had been a delay demolishing the building but explained that the delay was caused by his client being taken ill and then it had taken some time it took to locate a demolition contractor.

Officer Hullett agreed the demolition permitting process had taken time. She stated administrative fees for the case totaled \$709 and she would not recommend a lower fine than this.

Ms. Flynn imposed a fine of \$1,500 for the days the property was out of compliance.

**Case: CE15060403**

Request for extension

1800 NW 23 AVE  
JPG 1700 LLC

This case was first heard on 12/3/15 to comply by 3/17/16. Violations were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,200.

Nectaria Chakas, attorney, requested a 42-day extension. She said her client had planned to request a variance but had decided to reduce the height of the scaffolding instead. Wilson Quintero, Code Compliance Officer, agreed to the extension request, provided the crane was removed as well.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

**Case: CE15111423**

1920 S OCEAN DR  
ATLANTIC TOWERS CORP.

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

George Oliva, Chief Building Inspector, testified to the following violation:  
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISH BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION  
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS  
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN  
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 147 days or a fine of \$100  
per day.

Ms. Flynn found in favor of the City and ordered compliance within 147 days or a fine of  
\$100 per day would begin to accrue.

**Case: CE15120234**

645 NW 14 AVE

CLAIR, JEROME E H/E CLAIR, JOSEPH & W

This case was first heard on 2/4/16 to comply by 2/14/16. Violations were as noted in  
the agenda. The property was in compliance, fines had accrued to \$350 and the City  
was requesting the full fine be imposed.

Shelly Hullett, Code Compliance Officer, confirmed the property was in compliance as  
of her 2/29/16 inspection.

Jerome Clair, owner, said the property was in compliance on February 14. Officer  
Hullett displayed photos showing the property was not in compliance as of 2/15/16.

Ms. Flynn Imposed the \$350 fine.

**Case: CE15061185**

2174 NE 55 CT

POMERICO, JOSEPH E & BARBARA A

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

George Oliva, Chief Building Inspector, testified to the following violations:  
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE AND THE

POOL WAS FINISHED. TODAY IT REMAINS WORK WITHOUT PERMITS. IT IS A LIFE SAFETY VIOLATION DUE TO THE ELECTRICAL SYSTEM HAS NOT BEEN FINALED AND THE CHILD BARRIERS HAVE NOT BEEN APPROVED TO COMPLY WITH THE FLORIDA CHILD PROTECTION ACT FS515.  
BUILDING PERMIT # 02070275 (POOL)  
PLUMBING PERMIT # 02070276 (POOL PLUMBING)  
ELECTRICAL PERMIT # 02070277 (ELECTRIC FOR POOL)  
ELECTRICAL PERMIT # 03061391 (ELECTRIC FOR POOL HOOK UP)

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva recommended ordering compliance with FBC(2010) 105.11.2.1by renewing permits within 42 days or a fine of \$50 per day. If the permits were renewed within 42 days, a 180-day extension would be granted for FBC(2010) 110.9, to pass final inspections or a fine of \$50 per day.

Joseph Pomerico, owner, agreed to comply within 42 days.

Ms. Flynn found in favor of the City and ordered compliance with FBC(2010) 105.11.2.1by renewing permits within 42 days or a fine of \$50 per day. If the permits were renewed within 42 days, a 180-day extension would be granted for FBC(2010) 110.9, to pass final inspections or a fine of \$50 per day.

**Case: CE15090841**

1500 NW 7 ST  
STARWOOD WAYPOINT TRS LLC

This case was first heard on 1/21/16 to comply by 2/25/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,950 and the City was requesting the full fine be imposed.

Shelly Hullett, Code Compliance Officer, requested the full fine be imposed.

Julie Hynds, manager, said cars in the area parked on the property. She stated they had needed to relocate one tenant before securing the entire building. She requested a fine reduction

Ms. Flynn imposed a fine of \$1,200 for the days the property was out of compliance.

**Case: CE15120854**

3080 NW 17 CT  
MARTIN, THERESA

Certified mail sent to the owner was accepted on 3/3/16.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation:

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS RESIDENTIAL RS8 ZONED PROPERTY. THIS IS NOT A PERMITTED LAND USE IN RS8 ZONING. THIS IS A RECURRING VIOLATION OF CASE #CE12051443. THIS CASE MAY BE PRESENTED TO THE SPECIAL MAGISTRATE, EVEN IF THE VIOLATION IS BROUGHT INTO COMPLIANCE PRIOR TO THE HEARING.

Officer Champagne presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

Theresa Martin, owner, said she had moved one car and relocated the outdoor storage to the rear yard where it could not be seen. Despite moving the items, a neighbor had complained.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day would begin to accrue.

**Case: CE15111719**

2249 SW 34 WAY  
SIMON, KATHLEEN A & PETER ARCORACI, M

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #07031683 (ELECT UPGRADE SFR)

BUILDING PERMIT 07031635 (SFR FENCE 303 LF 2 GATES)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS

APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Peter Simon, owner, said they had purchased the house six years ago unaware of the violations. He said they were getting quotes for the work. Officer Arrigoni stated the permit just needed to be renewed within 42 days; after that, 180 days would be granted to complete the work.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE15121845**

3012 SE 4 AVE  
4B'S HOLDING CO LLC

Service was via posting on the property on 3/6/16 and at City Hall on 3/24/16.

Jessika Epley, Code Compliance Officer, testified to the following violations:  
9-304(b)

THERE ARE VEHICLES PARKED ON THE LAWN. CONTINUOUS  
PARKING OF VEHICLES ON THE LAWN HAS CAUSED MANY  
AREAS OF GROUND COVER TO DIE.

Complied:  
9-306

Officer Epley presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Christopher Taylor, owner, said they owned many properties in this area. He explained that the nearby rental car company parked cars on the lot. He requested 120 days.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day would begin to accrue.

**Case: CE15060011**

1500 NW 18 CT  
GRAY, GEORGE A LANE KRISTINA L ET AL.

This case was first heard on 9/17/15 to comply by 11/19/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,550 and the City was requesting a \$755 fine be imposed.

Wilson Quintero, Code Compliance Officer, confirmed the property was in compliance and recommended reducing the fines to \$750 to cover administrative costs.

Nathan Colson, owner, said he had recently been released from prison and found out about the violations. He did not have the money to pay the fines.

Officer Quintero said Mr. Colson had been very diligent and recommended reducing the fine to \$200.

Ms. Flynn imposed a fine of \$200 for the days the property was out of compliance.

**Case: CE15102137**

1530 NW 14 CT

CUMMINGS, PHILLIP % CHARLES BERNETT

This case was first heard on 1/21/16 to comply by 2/18/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,600 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Code Compliance Officer, submitted recent photos showing the property was not in compliance.

George Fisher, tenant, said he kept the property up for the owner and followed Officer Quintero's directions regarding maintenance. Ms. Flynn advised Mr. Bishop to remove the remaining stored items and Mr. Bishop said he had a storage unit. Ms. Flynn explained it was the owner's responsibility to be in compliance.

Ms. Flynn imposed the \$9,600 fine, which would continue to accrue until the violations were corrected.

**Case: CE15110021**

1431 SW 27 CT

STEUERWALD, EDGAR K

This case was continued from 2/18/16.

Jessika Epley, Code Compliance Officer, testified to the following violation:  
47-21.16.A.

THE FICUS TREE ON THIS PROPERTY HAS BECOME  
DISEASED. IT HAS DEAD TREE BRANCHES WHICH THREATEN  
AND ENDANGER PUBLIC HEALTH AND SAFETY.

Officer Epley presented photos of the property and the case file into evidence.

Hanns Steuerwald, owner, said all of the dead wood had been removed from the tree; nothing was overhanging the public right-of-way. He requested Ms. Flynn find in his favor.

Don Goulding, Landscape Inspector, said the tree was in "severe decline" and it would come down, "it's just a matter of when." Mr. Steuerwald said this was speculation and every branch had green leaves. He stated he had spent a substantial amount of money on this violation and had addressed it immediately. Mr. Goulding related a similar situation he had encountered in Hollywood when a dead tree had crushed two cars and a postman's leg.

Officer Epley recommended ordering compliance within 21 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day would begin to accrue.

**Case: CE15060489**

555 NW 62 ST  
FT LAUDERDALE FALCON HOTEL LLC

This case was first heard on 7/16/15 to comply by 10/15/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$17,400 fine, which would continue to accrue until the property was in compliance.

Captain Robert Kisarewich, Fire Inspector, reported the owners had made progress and recommended an extension.

Michael Dimarco, chief engineer, requested 91 days.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

**Case: CE15110522**

301 HENDRICKS ISLE  
PLACE DES ARTS HOLDING LLC

Service was via posting on the property on 3/22/16 and at City Hall on 3/25/16.

George Oliva, Chief Building Inspector, testified to the following violations:  
FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE AND THE  
POOL CONSTRUCTION WAS FINISHED AND TODAY IT  
REMAINS WORK WITHOUT PERMITS. IT IS A LIFE SAFETY  
VIOLATION DUE TO THE FACT THAT THE ELECTRICAL



SYSTEM HASN'T BEEN FINALED AND THE CHILD BARRIERS  
HAVEN'T BEEN APPROVED TO COMPLY WITH THE FLORIDA  
CHILD PROTECTION ACT FS515.

BUILDING PERMIT #05071474 (POOL/SPA (SHOTCRETE)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector Oliva recommended ordering compliance with FBC(2014) 105.3.2.1 by renewing permits within 41 days or a fine of \$100 per day. If the permits were renewed within 41 days, a 180-day extension would be granted for FBC(2014) 110.6, to pass final inspections or a fine of \$200 per day.

Matthew Goodfer, attorney, said the permit related back to the developer, who had gone bankrupt. The original pool sub-contractor would not agree to return to complete the work. The owner had hired a code consultant to hire a pool contractor. Mr. Goodfer requested 60 days. Inspector Oliva stated this was a life safety issue and he did not want to grant more than 41 days.

Ms. Flynn found in favor of the City and ordered compliance with FBC(2014) 105.3.2.1 by renewing permits within 42 days or a fine of \$100 per day. If the permits were renewed within 42 days, a 180-day extension would be granted for FBC(2014) 110.6, to pass final inspections or a fine of \$200 per day.

**Case: CT15021066**

201 SW 18 AVE

HOLEY, SCOTT E & HOLEY, DAWN R

This case was first heard on 5/21/15 to comply by 8/20/15. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,275 fine, which would continue to accrue until the property was in compliance.

Jeremy Moening, tenant, requested 91 days to move into a new property. He said he had mistakenly signed a lease for this property, in which he could not operate a business.

Linda Holloway, Code Compliance Officer, explained that Mr. Moening had a business tax receipt for another address but was still operating out of a residential address. Ms. Flynn said this was not what the citation was for. Officer Holloway stated Mr. Moening's business tax receipt was for another address; he could not get a business license for this residential address. Ms. Hasan felt the violation in this case was in compliance

because Mr. Moening had a business tax receipt. He should be re-cited for operating a business in a residential neighborhood.

Mr. Moening discussed his financial situation and requested the fines be abated.

Ms. Flynn asked staff to determine the date of Mr. Moening's business tax receipt. Upon returning to the case, Officer Holloway reported Mr. Moening's business tax receipt was dated 4/7/15. She recommended all fines be waived and stated she would issue a new citation.

Ms. Flynn imposed no fine.

**Case: CE15102244**

1920 SW 5 ST

COMMUNITY ACRES ASSOCIATES ATTN: JO

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

George Oliva, Chief Building Inspector, testified to the following violation:  
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISH BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION  
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS  
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN  
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 147 days or a fine of \$100 per day.

John Manette, general partner, agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 147 days or a fine of \$100 per day would begin to accrue.

**Case: CE15071143**

811 NE 14 PL

MIDDLE RIVER MANOR CONDO

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

George Oliva, Chief Building Inspector, testified to the following violation:  
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISHED BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:  
THE REQUIRED 40 OR 50 YEARS BUILDING SAFETY  
INSPECTION REPORTS PREPARED BY A PROFESSIONAL  
ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF  
FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING  
OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT  
TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Christian Jurvic, manager, requested 90 days. He said the board was hiring an electrician and needed additional information on what must be done. He added that they may need to assess the owners for repairs. Inspector Oliva stated the owner had been aware of the issue since last June and had done nothing and he did not recommended any more than 42 days.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

**Case: CE16030780**

1240 BAYVIEW DR  
1240 BAYVIEW LLC

Service was via posting on the property on 3/17/16 and at City Hall on 3/25/16.

Jose Abin, Building Inspector, testified to the following violation:  
17-7.4.b.

VIOLATED CITY ORDINANCE BY STARTING CONSTRUCTION  
AND RUNNING MACHINERY AND POWER TOOLS PRIOR TO THE  
8:00 AM ALLOWABLE TIME PER NOISE ORDINANCE.

Inspector Abin said the case was begun pursuant to a complaint. He related complaints from the neighbors that City Code Officers and Inspector Abin had addressed.

Kelly Kolb, neighbor, said they had made seven complaints against the property. He stated this was a "cost of doing business" for this contractor.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering that any future instances would incur a fine of \$250.

Ms. Flynn found in favor of the City and ordered that any future instances would incur a fine of \$250.

**Case: CE15111640**

415 NW 7 ST

TRUST NO 413415

LAND TRUST SERVICE CORP TRUSTEE

Service was via posting on the property on 3/8/16 and at City Hall on 3/24/16.

Shelley Hullett, Code Compliance Officer, testified to the following violation:

9-305(b)

THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.  
THE LAND IS ONLY SAND.

Complied:

9-280(b)

9-280(h)(1)

9-306

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$150 per day.

Abraham Narkes property manager, said they were trying to demolish the building. He said they would address the ground cover after installing a fence. He requested 120 days.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

**Case: CE15111717**

5400 NW 35 AVE

KTR NBROW LLC % PROLOGIS TAX COORDIN

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND  
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS  
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED  
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA  
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS

DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE  
SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #14080141 (ELEVATOR RECALL, DEMO  
AND REMOVE EXISTING ALARM)  
PLUMBING PERMIT # 06061456 (RUN GAS LINE FOR  
GENERATOR MASTER PERMIT 06061454)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Milagres Marin, manager, stated they had obtained quotes to have the work completed. She agreed to renew the permits within 42 days.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE15101634**

2101 SW 10 AVE  
HILL, JOHN HENRY H/E FERRARO, HEDWIG R

Service was via posting on the property on 3/6/16 and at City Hall on 3/24/16.

Jessika Epley, Code Compliance Officer, testified to the following violations:

9-280(b)

THE GARAGE DOOR ON THIS PROPERTY HAS BECOME DETERIORATED  
AND NOT MAINTAINED. THERE IS A LARGE HOLE IN THE BOTTOM  
AND MANY AREAS WITH PEELING PAINT.

9-304(b)

THERE ARE VEHICLES PARKED ALL OVER THE LAWN OF  
THIS PROPERTY.

Officer Epley presented photos of the property and the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE15080358**

901 PROGRESSO DR

## URBAN NORTH LLC

This case was first heard on 12/17/15 to comply by 1/28/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$5,600 and the City was requesting the full fine be imposed.

George Oliva, Chief Building Inspector, recommended reducing the fine to \$1,600.

Jay Adams, owner, said a vehicle had hit the building and he had needed to tear down part of the building for the inspection. Inspector Oliva said administrative costs were approximately \$520.

Ms. Flynn imposed a fine of \$1,100 for the days the property was out of compliance.

### **Case: CE15081533**

2519 AQUAVISTA BLVD

2519 AQUA VISTA BOULEVARD LLC

This case was first heard on 11/5/15 to comply by 12/17/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,550 fine, which would continue to accrue until the property was in compliance.

Frank Arrigoni, Building Inspector, said the pool perimeter fence did not meet requirements. This was a life safety issue he had been trying to resolve for some time. The owner had promised to comply but had not. He recommended the fine be imposed.

Deborah Schena, owner's representative, stated the property had been in foreclosure but the bank was now offering the owner a short sale. The owner requested an extension or a stay on the fines so there would be no liens preventing the sale. In the meantime, she said the owner intended to fix the problem "as soon as he possibly can." Ms. Flynn said she did not have faith this would happen and this was a life safety issue for children.

Ms. Flynn imposed the \$5,550 fine, which would continue to accrue until the violations were corrected.

### **Case: CE15121319**

534 NW 23 AVE

FOURPLEX 534 LLC

This case was first heard on 2/4/16 to comply by 2/14/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$200 and the City was requesting the full fine be imposed.

Shelly Hullett, Code Compliance Officer, recommended the full fine be imposed.

Luis Gonzalez, owner, said they had addressed the problems as soon as they were aware of it.

Ms. Flynn imposed a fine of \$100 for the days the property was out of compliance.

**Case: CE16020406**

4881 NW 9 TER

CHARLES, ANNEMISE

Service was via posting on the property on 3/16/16 and at City Hall on 3/24/16.

Mary Rich, Code Compliance Officer, testified to the following violation:

18-4(c)

THERE IS A DERELICT GOLD FORD VEHICLE WITH NO  
VISIBLE TAG DISPLAYED PARKED ON THE PROPERTY.

Officer Rich presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day, with the right to tow the vehicle.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day, with the right to tow the vehicle.

**Case: CE15110554**

1400 BAYVIEW DR

BAYVIEW RESIDENCES LLC

Violation:

8-91.(c)

THE DOCK AT THIS PROPERTY IS IN DISREPAIR.

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$100 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 63 days or a fine of \$100 per day would begin to accrue.

**Case: CE15111262**

2530 N FEDERAL HWY

DWV REAL PROPERTY INC.

Service was via posting on the property on 3/18/16 and at City Hall on 3/24/16.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violations:

24-27.(f)

THE DUMPSTER LIDS ARE LEFT OPEN ON A CONTINUAL BASIS, AND TRASH OVERFLOWS ON OCCASION.

47-19.4.D.8.

THE DUMPSTER ENCLOSURE AREA IS NOT BEING MAINTAINED IN A CLEAN AND SANITARY CONDITION.

Officer Champagne presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day, per violation would begin to accrue.

**Case: CE16011251**

1551 DAVIE BLVD

AMERICAN ONE INC.

Service was via posting on the property on 3/19/16 and at City Hall on 3/24/16.

Linda Holloway, Code Compliance Officer, testified to the following violations:

9-278(g)

THERE ARE WINDOWS THAT HAVE DAMAGED/TORN/MISSING WINDOW SCREENS.

9-279(g)

THE PLUMBING FIXTURE IN THE BATHROOM SINK IS IN DISREPAIR. THE STOPPER IS BROKEN AND IS NEED OF REPLACEMENT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOWS THAT ARE DAMAGED AND/OR IN DISREPAIR, BOARDED AND MISSING JALOUSIES DOORS ARE DIRTY AND HAVE ROTTED WOOD. THERE ARE AREAS ON THE FASCIA AND EAVES THAT HAVE ROTTED WOOD AND ARE IN NEED OF REPLACING. THERE ARE CRACKS AND HOLES ON THE INTERIOR WALLS AND CEILINGS THAT REQUIRE RESEALING AND RESURFACING.

9-280(d)

THE CABINETS ARE IN DISREPAIR WITH BROKEN AND/OR MISSING DRAWERS.

9-280(g)

THE ELECTRIC IS IN DISREPAIR AND NOT MAINTAINED IN SAFE WORKING CONDITION AS THERE ARE SOCKETS THAT ARE MISSING THE REQUIRED ELECTRICAL SOCKET COVERS.



9-306

THE EXTERIOR BUILDING WALLS/FASCIA/SOFFIT HAS NOT BEEN MAINTAINED. THE EXTERIOR BUILDING WALLS ARE STAINED AND DIRTY.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE15040922**  
417 COCONUT ISLE  
GARCIA, LUISA F

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16. Alejandro DelRio, Building Inspector, testified to the following violations:  
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE. THE POOL WAS FINISHED AND TODAY IT REMAINS WORK WITHOUT A PERMIT. THERE ARE ALSO LIVE SAFETY VIOLATIONS BECAUSE THE ELECTRICAL SYSTEM HAS NOT BEEN FINALED AND THE CHILD BARRIERS HAVE NOT BEEN APPROVED. THERE'S NO C.O. ISSUED ON THE MASTER.

1. ELECTRICAL PERMIT #13010037 (EPOOL/SPAR)
  2. PLUMBING PERMIT #13010036 (PPOOL)
  3. BUILDING PERMIT #13010015 (BPOOLSPASF)
  4. PLUMBING PERMIT #10061350 (PPLUMSFRNU)
  5. BUILDING PERMIT #10061332 (BNEW1M) FINISHED.
- NO C.O. ISSUED

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2010) 105.11.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2010) 110.9.

Ms. Flynn found in favor of the City and ordered compliance with FBC (2010) 105.11.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2010) 110.9.

**Case: CE15110028**

1647 NW 15 TER

GOODMAN FAMILY TR CASTILLO, OSCAR A

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #05042451 (ELECT SERV CHG UPGRADE TO 200 AMP)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Ms. Flynn found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

**Case: CE15110983**

1005 S FEDERAL HWY

FIRST CHURCH OF CHRIST SCIENTIST

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE

SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #05120958 (SERVICE REPAIR DUE TO  
STORM)  
FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 40 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Ms. Flynn found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 40 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

**Case: CE15120444**  
3311 NE 16 PL  
GOCH, MICHAEL D

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

Alejandro DelRio, Building Inspector, testified to the following violations:  
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK  
IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY  
HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION  
TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF  
SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA  
BUILDING CODE SECTION 116.2.1.3.1.:  
ELECTRICAL PERMIT #14060729 (SERVICE CHANGE TO  
UNDERGROUND)  
FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 40 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Ms. Flynn found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 40 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

**Case: CE15102035**

812 SW 29 ST  
LOVEDAY, GEORGE MICHAEL

Service was via posting on the property on 3/3/16 and at City Hall on 3/24/16.

Jessika Epley, Code Compliance Officer, testified to the following violation:  
47-34.4 B.

THERE ARE 2 WATERCRAFTS AND A SMALL RECREATIONAL TRAILER  
BEING STORED OVERNIGHT ON THIS RESIDENTIAL PROPERTY IN  
PLAINVIEW. THIS IS A VIOLATION FOR AN RM15 ZONED  
PROPERTY.

Officer Epley presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day would begin to accrue.

**Case: CE15102013**

1040 SW 30 ST  
OLMEDA, RAPHAEL & GIRONA, JULIA

Service was via posting on the property on 3/3/16 and at City Hall on 3/24/16.

Jessika Epley, Code Compliance Officer, testified to the following violations:  
9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY HAS NOT BEEN  
MAINTAINED IN REASONABLE GOOD REPAIR.

9-304(b)

THERE ARE VEHICLES PARKED ON THE LAWN. CONTINUOUS  
PARKING OF VEHICLES ON THE LAWN HAS CAUSED THE  
GRASS TO DIE AND AS A RESULT THERE ARE BARE AREAS  
OF SAND AND DIRT.

9-305(a)

THE LANDSCAPE AT THIS OCCUPIED PROPERTY HAS NOT  
BEEN MAINTAINED. THE LAWN IS OVERGROWN IN SOME  
AREAS AND IN OTHER AREAS THE LIVING GROUND COVER  
IS MISSING DUE TO CONTINUOUS PARKING OF VEHICLES  
ON THE GRASS.

Officer Epley presented photos of the property and the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE15121183**

1806 SE 14 ST

ROSENBLATT, ALBERT W

Service was via posting on the property on 3/13/16 and at City Hall on 3/24/16.

Jessika Epley, Code Compliance Officer, testified to the following violation:

47-19.5.B.1.a.ii.

LANDSCAPING MATERIAL ON THIS PROPERTY EXCEEDS  
HEIGHT REQUIREMENTS IN THE REAR SETBACK ABUTTING  
THE WATERWAY.

Officer Epley presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day would begin to accrue.

**Case: CE16011782**

1457 SW 33 ST

CRISAN, NADIA CARMEN & IOSIF, GABRIEL

Service was via posting on the property on 3/13/16 and at City Hall on 3/24/16.

Jessika Epley, Code Compliance Officer, testified to the following violation:

18-12(a)

THERE IS TRASH, LITTER, AND DEBRIS SCATTERED ALL  
AROUND THIS MULTIUNIT PROPERTY INCLUDING BUT NOT  
LIMITED TO A DISCARDED DRYER MACHINE, PICTURE  
FRAMES, AND EXCESSIVE LITTER THROUGHOUT THE GRASS.

Complied:

18-4(c)

Officer Epley presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day would begin to accrue.

**Case: CE16011742**

2356 NW 14 ST

WEAVER, SHIRLEY D EST & WEAVER, CHERYL L EST

Service was via posting on the property on 3/10/16 and at City Hall on 3/24/16.

Wilson Quintero, Code Compliance Officer, testified to the following violation:

9-306

THERE IS AN OBSCENE GRAFFITI ON THE WEST WALL OF  
THIS VACANT/BOARDED BUILDING.

Officer Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day would begin to accrue.

**Case: CE15100622**

916 NE 16 ST

CARL GROUP LLC

Violations:

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED  
AND ARE NOT MAINTAINED. THERE IS A BROKEN WINDOW  
PANE ON THE WEST SIDE OF THE PROPERTY.

9-281(b)

THE PROPERTY HAS TRASH AND DEBRIS TO INCLUDE BUT  
NOT LIMITED TO; PALLETS, WOOD, AND INTERIOR DOORS  
ON THE PROPERTY/CARPORT.

9-308(a)

THE ROOF AT THIS LOCATION IS IN DISREPAIR IN THAT  
THERE ARE BROKEN/MISSING TILES.

9-308(b)

THE ROOF AT THIS LOCATION IS STAINED, DIRTY, AND MILDEW.

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$100 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 91 days or a fine of \$100 per day, per violation would begin to accrue.

**Case: CE15121383**

795 E SUNRISE BLVD  
795 EAST SUNRISE LLC

Violation:

47-20.20.E.

REAR PARKING FACILITY AT THIS BUSINESS IS USED TO  
STORE MERCHANDISE ITEMS, INCLUDING BUT NOT LIMITED  
TO, FURNITURE, TIKIS, CANOPIES, FOUNTAINS. PARKING  
FACILITY IS NOT USED TO PARK MOTOR VEHICLES.

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$100 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 63 days or a fine of \$100 per day would begin to accrue.

**Case: CE16010526**

2511 NW 28 TER  
MILLER, RENE M EST

Service was via posting on the property on 3/17/16 and at City Hall on 3/24/16.

Wilson Quintero, Code Compliance Officer, testified to the following violations:

9-308(a)

THERE IS A TARP COVERING THE MAJORITY OF THE ROOF  
SURFACE ON THE STRUCTURE AT THIS LOCATION,  
INDICATION THAT THE ROOF IS IN DISREPAIR, NOT  
WEATHER AND/OR WATER PROOF.

9-308(b)

THERE IS A TARP COVERING THE MAJORITY OF THE ROOF  
SURFACE ON THE STRUCTURE AT THIS LOCATION.

Complied:

18-12(a)

Officer Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$25 per day, per violation would begin to accrue.

**Case: CE15121126**

1412 NW 4 ST

CABRERA, DANIEL & RABEN, ROBERT

Service was via posting on the property on 3/25/16 and at City Hall on 3/24/16.

Shelley Hullett, Code Compliance Officer, testified to the following violations:

18-4(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE OR ON THE PROPERTY.

47-20.20.H.

THE PARKING AREA IS IN DISREPAIR. THERE ARE MAJOR POTHOLES IN NEED OF REPAIR. THE PARKING AREA IS IN NEED OF RESEALING AND RESTRIPIING.

47-34.1.A.1.

THERE IS OUTSIDE STORAGE OF INTERIOR FURNITURE STORED ON THE FRONT PORCH OF THE PROPERTY.

9-278(g)

THE WINDOWS ARE MISSING WINDOW SCREENS AND SOME WINDOW SCREENS ARE IN DISREPAIR.

9-305(b)

THERE ARE AREAS OF DEAD AND MISSING GROUND COVER NOT MAINTAINED. ALSO THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THE PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

Withdrawn:

FBC 105.1

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance within 21 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day, per violation would begin to accrue.

**Case: CE15100908**

800 S ANDREWS AVE

800 ANDREWS AVENUE CORP

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

George Oliva, Chief Building Inspector, testified to the following violations:



9-240.

SEC. 9240. UNLAWFUL TO UTILIZE PREMISES IN VIOLATION OF ARTICLE. NO PERSON SHALL OCCUPY OR LET TO ANOTHER FOR OCCUPANCY, ANY DWELLING OR DWELLING UNIT FOR THE PURPOSE OF LIVING, SLEEPING, COOKING OR EATING THEREIN OR ANY HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT FOR THE PURPOSE OF LIVING OR SLEEPING THEREIN WHICH, UPON INSPECTION BY AN INSPECTING OFFICER, BASED UPON A WRITTEN NOTICE WHICH HAS BECOME AN ORDER, HAS BEEN DECLARED TO BE IN VIOLATION OF THE PROVISIONS OF THIS ARTICLE.(SEE BELOW)

FBC(2014) 111.1.1

USE AND OCCUPANCY. NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED, AND NO CHANGE IN THE EXISTING OCCUPANCY CLASSIFICATION OF A BUILDING OR STRUCTURE OR NATURE OR USE OR PORTION THEREOF SHALL BE MADE UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY THERE FOR AS PROVIDED HEREIN. SAID CERTIFICATE SHALL NOT BE ISSUED UNTIL ALL REQUIRED ELECTRICAL, GAS, MECHANICAL, PLUMBING AND FIRE PROTECTION SYSTEMS, AND PROVISIONS OF FFPC HAVE BEEN INSPECTED FOR COMPLIANCE WITH THE TECHNICAL CODES AND OTHER APPLICABLE LAWS AND ORDINANCES AND RELEASED BY THE BUILDING OFFICIAL. ISSUANCE OF A CERTIFICATE OF OCCUPANCY SHALL NOT BE CONSTRUED AS AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

BUILDING PERMIT #00102022 (NEW 2 STORY OFFICE BLDG RENEWAL 5/10/11 & CHANGE)  
BUILDING PERMIT #06023064 (STE #200 OFFICE SPACE B/O RENEWAL & CHANGE OF)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva recommended ordering: compliance with FBC(2014) 105.3.2.1 within 42 days or a fine of \$100 per day; regarding 9-240., an order to vacate the building in 63 days if a TCO or CO had not been issued or a fine of \$300 per day.

Ms. Flynn found in favor of the City and ordered compliance with FBC(2014) 105.3.2.1 within 42 days or a fine of \$100 per day; regarding 9-240., an order to vacate the building in 63 days if a TCO or CO had not been issued or a fine of \$300 per day.

**Case: CE15102301**

4800 NE 20 TER  
4800 FTL MED BDG LLC

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

George Oliva, Chief Building Inspector, testified to the following violation:  
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISH BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION  
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS  
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN  
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

**Case: CE15102421**

900 SW 12 ST  
RIO NUEVO A CONDO ASSN

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

George Oliva, Chief Building Inspector, testified to the following violation:  
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISHED BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS

PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT  
REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN  
FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS  
OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

**Case: CE15102428**

4010 GALT OCEAN DR  
OCEAN SUMMIT ASSOC INC.

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

George Oliva, Chief Building Inspector, testified to the following violation:  
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISHED BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS  
PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT  
REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN  
FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS  
OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 180 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day would begin to accrue.

**Case: CE15102434**

2170 NE 51 CT  
MONTCLAIR GARDENS INC. A CONDO

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

George Oliva, Chief Building Inspector, testified to the following violation:  
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

**Case: CE15100907**

4801 N FEDERAL HWY  
4800 FTL MED BDG LLC

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

George Oliva, Chief Building Inspector, testified to the following violation:  
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISH BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

**Case: CE15110225**

101 N FTL BEACH BLVD

SILVER SEAS BEACH CLUB ASSN INC.

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

George Oliva, Chief Building Inspector, testified to the following violation:  
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISH BY THE BROWARD BOARD OF RULES AND  
APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED  
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION  
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION  
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS  
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN  
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 147 days or a fine of \$100  
per day.

Ms. Flynn found in favor of the City and ordered compliance within 147 days or a fine of  
\$100 per day would begin to accrue.

**Case: CE15110135**

3300 NE 42 CT  
KNEELEY, ROBERT J JR

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

Frank Arrigoni, Building Inspector, testified to the following violations:  
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK  
IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY  
HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION  
TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF  
SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA  
BUILDING CODE SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #05060888 (UPGRADE TO 200 AMPS)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE15111720**

4800 BAYVIEW DR  
CORAL TOWERS CONDO ASSN INC.

Certified mail was accepted on 3/17/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #07062419 (FIRE ALARM SYSTEM UPGRADE)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE15111723**

2420 NW 19 ST  
PERSAUD, DEVI T

Service was via posting on the property on 3/21/16 and at City Hall on 3/25/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF

SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA  
BUILDING CODE SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #07091346 (SERVICE UPGRADE)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE15092001**

1800 SE 24 AVE

FISSETTE, GARY A EST

This case was first heard on 1/21/16 to comply by 2/11/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$11,000 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$11,000 fine, which would continue to accrue until the violations were corrected.

**Case: CE15082268**

3151 NW 66 ST

GANGEMI, JUSTIN MARK D HUNT CUST

This was a request to vacate the Order dated 1/21/16.

Ms. Flynn vacated the Order dated 1/21/16.

**Case: CE15091698**

2321 SW 14 CT

BGDJ CAPITAL LLC

This case was first heard on 12/17/15 to comply by 12/31/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$7,275 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,275 fine, which would continue to accrue until the violations were corrected.

**Case: CE15050526**

2197 N OCEAN BLVD  
BAHRAMI, ZAHRA

This case was first heard on 8/20/15 to comply by 9/24/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,000 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$13,000 fine.

Later in the meeting, Jessica Epley, Code compliance Officer, recommended reducing the fine to \$663 to cover administrative costs.

Ms. Flynn vacated her prior order and imposed a fine of \$663 for the time the property was out of compliance.

**Case: CE15100662**

1335 SW 26 AVE  
MADADI, JAGGA R & POLADI, VEENA K

This case was first heard on 12/17/15 to comply by 12/27/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$10,100 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$10,100 fine, which would continue to accrue until the violations were corrected.

**Case: CE15100662**

1335 SW 26 AVE  
MADADI, JAGGA R & POLADI, VEENA K

This case was first heard on 2/18/16 to comply by 2/21/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,500 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,500 fine, which would continue to accrue until the violations were corrected.

**Case: CE15090069**

1142 NE 6 AVE  
BOSTON AUTO TRANSPORT INC.



This case was first heard on 12/3/15 to comply by 2/4/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,350 and the City was requesting the full fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, recommended the full fine be imposed.

Brian Wener, representative, said they had removed all of the containers and thought the violations were in compliance earlier. He said he had tried unsuccessfully to contact Officer Gottlieb. Officer Champagne said administrative fees totaled \$626.

Ms. Flynn imposed a fine of \$626 for the days the property was out of compliance.

**Case: CE15102131**

1525 NW 18 CT  
MORRIS, JOHN W EST

This case was first heard on 1/21/16 to comply by 2/25/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,100 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,100 fine, which would continue to accrue until the violations were corrected.

**Case: CE15100019**

2700 NW 17 ST  
2013 B PROPERTY OWNER LLC

This case was first heard on 12/17/15 to comply by 2/18/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$2,050 and the City was requesting a \$488 fine be imposed.

Ms. Flynn imposed a fine of \$488 for the days the property was out of compliance.

**Case: CE15101237**

1801 NW 24 TER  
BURKE, WILLIE MAE EST

This case was first heard on 1/21/16 to comply by 2/4/16 and 2/18/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$8,600 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,600 fine, which would continue to accrue until the violations were corrected.

The following two cases for the same address were heard together:

**Case: CE11060550**

5420 NE 22 TER  
LONGVIEW HOUSE LLC

Notice was mailed to the owner via first class mail on 3/18/16. AnnMarie Lopez, Clerk III, testified that the lien amount was \$18,750 and City hard costs totaled \$258. Total liens for both cases: \$100,750; total hard costs: \$608 .

Robert Scheran, attorney, said they had been notified in 2011 of the need for a 40-year inspection and of a violation related to fire alarms. He believed both violations were in compliance very soon after the notifications. The owner's, wife died in 2010 and he became severely depressed. Mr. Scheran said the owner, Mr. Efron, did not receive the notices and he became aware of the issue in late 2011. In 2013, Mr. Efron had discussed lien reduction with the City but never resolved it. Mr. Efron was now requesting the fines be reduced to \$2,500 for the \$82,000 fine.

Ms. Hasan said this was a multi-million dollar, multi-unit, occupied property and both violations were safety issues. Mr. Scheran said the 40-year inspection had been done quickly and there had been no structural or electrical problems. The smoke alarm had been done, but the permits had not been pulled properly.

Ms. Flynn reduced the lien amount to \$10,000 for both cases, payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**CE10121505**

Case: CE10121505  
5420 NE 22 TER  
LONGVIEW HOUSE LLC

Notice was mailed to the owner via first class mail on 3/18/16. AnnMarie Lopez, Clerk III, testified that the lien amount was \$82,000 and City hard costs totaled \$350.

**Case CE14080239**

845 NW 13 AVE  
JO BENJO REAL ESTATE INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 3/18/16. AnnMarie Lopez, Clerk III, testified that the lien amount was \$7,800 and City hard costs totaled \$488.

Yoav Moshe Benjo, owner, said tenants had not paid the rent, had broken components in the duplex and then called Code Enforcement. The tenants had also prevented the owner from entering the property so he had needed to evict them before repairing the unit.

Ms. Flynn reduced the lien amount to \$1,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case CE00030829**

2008 NW 12 AVE  
ALABI, JIMOH A & DELORIS

Notice was mailed to the owner via first class mail on 3/18/16. AnnMarie Lopez, Clerk III, testified that the lien amount was \$74,825 and City hard costs totaled \$316.

DeLoris Alabi, owner, owner, said she had addressed the problem but not advised the City to reinspect. She added she was on Social Security and could not afford the fine.

Ms. Flynn reduced the fine to \$1,200, payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases for the same address were heard together:

**Case CE08051153**

633 NW 1 AVE  
FLAGLER STATION RESIDENCES

Notice was mailed to the owner via first class mail on 3/18/16. AnnMarie Lopez, Clerk III, testified that the lien amount was \$9,600 and City hard costs totaled \$755. She stated the owner had already paid \$ 2,245.75 toward hard costs.  
Total liens for both cases: \$103,800; total hard costs: \$1,464.

Francis Rosario, owner, said this property was part of a redevelopment project and they had received notice that they were exempt from paying the fee for the water connection. Ms. Flynn stated they were still responsible to connect to the City water system. Mr. Rosario said the property was under contract for sale but no money had been put into escrow for the liens.

Ms. Flynn reduced the fine to \$3,000 for both cases, payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case CE06070798**

633 NW 1 AVE  
FLAGLER STATION RESIDENCES

Notice was mailed to the owner via first class mail on 3/18/16. AnnMarie Lopez, Clerk III, testified that the lien amount was \$94,200 and City hard costs totaled \$856.

**Case CE13081370**

Request for further reduction

1147 NW 17 ST  
ROTH, TARLOCK SANGHERA IRA EQUITY

Notice was mailed to the owner via first class mail on 3/18/16. AnnMarie Lopez, Clerk III, testified that the lien reduction was heard on 12/3/15 and the lien amount was reduced to \$7,500, which was due 4/1/16.

Ms. Hasan said City Administration had requested this case be put on the agenda. She said it was the City Attorney's office's opinion that Ms. Flynn did not have jurisdiction to re-hear the case because there had already been a full hearing; there was nothing in the City code that allowed for a re-hearing.

Sanjeen Sanghera said his father's retirement should not suffer because he had erred. He stated the inspector had indicated to him prior to the last hearing that he believed the fine would be reduced to \$500. Mr. Sanghera said the agent had put the property address instead of the owner's address on the property appraiser's records so his father had never received notices of the violations. Once they were aware of the issue, they had addressed it immediately. He could not believe that his father's retirement account would be reduced by \$7,500 for "a few weeds."

Ms. Flynn stated she had made her previous decision based on "a failure to put forth mitigating factors." She had reviewed the ordinance and determined there was nothing in it that allowed her to re-hear the request. Mr. Sanghera did not understand how there could be no appeal process. He stated the City Manager, Lee Feldman, had advised him to request a re-hearing because he had indicated that "there's nothing that says that you can't have another trial." Ms. Flynn reiterated that she did not believe she had jurisdiction to re-hear the case.

The following three cases at the same address were heard together:

**Case CE13100170**

Request to extend payment deadline

1143 CHATEAU PARK DRIVE  
RIVERO, FACUNDO

Notice was mailed to the owner via first class mail on 3/18/16. AnnMarie Lopez, Clerk III, testified that the case had been heard on 10/1/15, the payment amount was \$9,564.27 and was due 12/20/15.

Facundo Rivero, owner, Said he had missed the payment date but could pay now. Ms. Goldwire said Mr. Rivero had tried to pay but because the deadline had passed, his payment was rejected.

Ms. Hasan suggested Ms. Flynn modify her previous order to allow Mr. Facundo to pay now.

Ms. Flynn amended the 10/1/15 Order reflecting a due date for all three cases of 4/11/16.

**Case CE13120289**

Request to extend payment deadline

1143 CHATEAU PARK DRIVE  
RIVERO, FACUNDO

Notice was mailed to the owner via first class mail on 3/18/16. AnnMarie Lopez, Clerk III, testified that the case had been heard on 10/1/15, the payment amount was \$9,564.27 and was due 12/20/15.

**Case CE14020314**

Request to extend payment deadline

1143 CHATEAU PARK DRIVE  
RIVERO, FACUNDO

Notice was mailed to the owner via first class mail on 3/18/16. AnnMarie Lopez, Clerk III, testified that the case had been heard on 10/1/15, the payment amount was \$9,564.27 and was due 12/20/15.

**Case CE13101488**

1061 IROQUOIS AVE  
MAX FIX INC.

Notice was mailed to the owner via first class mail on 3/18/16. AnnMarie Lopez, Clerk III, testified that the lien amount was \$110,100 and City hard costs totaled \$1,316.

Vilma Taylor, owner, new owner, said she had been unaware the lien was still accruing when she purchased the property.

Ms. Hasan said the property had changed hands in November 2015 and asked Ms. Taylor if there had been escrow to cover the liens when she closed on the property. Ms. Taylor said she had title insurance but there had been no escrow.

Ms. Flynn reduced the fine to \$10,000, payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Later in the meeting, Edni Gomez, the owner's friend, said someone at the City had indicated to her that the fine would be reduced to no more than \$3,000. She provided a copy of Ms. Taylor's income taxes. Ms. Gomez stated Ms. Taylor had done substantial work on the house.

Ms. Hasan could not imagine anyone at the City would promise the fine would be reduced to \$3,000. She noted that this was an investment property, not someone's homestead. Ms. Gomez said Ms. Taylor was a small investor and there was no equity in the house. Ms. Taylor described how hard she had worked on the house. Ms. Flynn said the property had a value of \$162,000 and the mortgage was \$113,000 so there was some equity.

Ms. Flynn reduced the fines to \$6,000, payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case CE14072024**

2017 NW 10 AVE  
COLFIN AI-FL 3 LLC

Notice was mailed to the owner via first class mail on 3/18/16. AnnMarie Lopez, Clerk III, testified that the lien amount was \$7,525 and City hard costs totaled \$479.

Julie Hynds, owner's representative, said the owner had believed the contractor had pulled permits but he had not, so the owner had needed to hire a new contractor. The owner was first aware of the issue in July 2014 and had asked the contractor to apply for the permits.

Ms. Flynn did not reduce the fine.

The following five cases for the same owner were heard together:

**Case CE13081881**

1304 ORANGE ISLE  
STURGIS, JAIME GRUNSPAN, LAUREN

Notice was mailed to the owner via first class mail on 3/18/16. AnnMarie Lopez, Clerk III, testified that the lien amount was \$82,400 and City hard costs totaled \$1,454. Total liens for all five cases: \$2,771,933.60; total hard costs: \$2,756.69.

Walter Morgan, attorney, said the liens had accrued under previous owners, including Deutsche Bank, which had foreclosed on the property. He presented documentation showing his clients had paid \$332,824.17 and then put over \$250,000 into the property. Their total investment was \$584,417.84 and the property was now worth \$585,627. Mr. Morgan presented affidavits from neighboring property owners, as well as a petition

signed by neighbors, in support of the current owners. Mr. Morgan said they had offered to pay all hard costs plus \$1,000 for each case.

Jaime Sturgis, owner, said the property had been a scourge on the neighborhood. He stated Deutsche Bank had refused any responsibility for the liens when they sold the property. Mr. Sturgis had had many discussions with City representatives, who had indicated the fines could be reduced to hard costs if the house were rehabilitated.

Ms. Flynn reduced the fine to \$7,500 for all five cases, payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case CE14110552**

1304 ORANGE ISLE  
STURGIS, JAIME GRUNSPAN, LAUREN

Notice was mailed to the owner via first class mail on 3/18/16. AnnMarie Lopez, Clerk III, testified that the lien amount was \$8,782 and City hard costs totaled \$92.

**Case CE14110665**

1304 ORANGE ISLE  
STURGIS, JAIME GRUNSPAN, LAUREN

Notice was mailed to the owner via first class mail on 3/18/16. AnnMarie Lopez, Clerk III, testified that the lien amount was \$501.69 and City hard costs totaled \$501.69.

**Case CE07080394**

1304 ORANGE ISLE  
STURGIS, JAIME GRUNSPAN, LAUREN

Notice was mailed to the owner via first class mail on 3/18/16. AnnMarie Lopez, Clerk III, testified that the lien amount was \$2,680,250 and City hard costs totaled \$488.

**Case CE14041901**

1304 ORANGE ISLE  
STURGIS, JAIME GRUNSPAN, LAUREN

Notice was mailed to the owner via first class mail on 3/18/16. AnnMarie Lopez, Clerk III, testified that the lien amount was \$9,208.94 and City hard costs totaled \$221.

**Cases Complied**

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16021137	CE16030481	CE16020212	CE16010605
CE16011162	CE16010562	CE16030531	CE16030536
CE16030544	CE16030625	CE16030634	CE16031113
CE16031116	CE16031120	CE16031122	CE15120113
CE15120402	CE15120958	CE15121015	CE16020205
CE16021029	CE15121387	CE16020172	CE15102296
CE15102326	CE15102436	CE16012041	CE16012042

### **Cases Rescheduled**

The below listed cases were rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE15081687      CE14121471

### **Cases Closed**

The below listed cases were closed. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE15120082      CE15091433

### **Cases Withdrawn**

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE15111041	CE15111726	CE15102553	CE15101854
CE15102582	CE15111372	CE15111373	CE15111433
CE15111443	CE15111707	CE15111721	CE16010602

### **Respondent Non-Appearence**


Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE11110236      CE13121163

There being no further business, the hearing was adjourned at 12:59 P.M.

  
Special Magistrate



ATTEST  
  
\_\_\_\_\_  
CLERK, SPECIAL MAGISTRATE

Minutes prepared by: J. Opperlee, Prototype Services